

ORDINANCE NO. 20070419-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1418 SOUTH LAMAR BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district and general commercial services (CS) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0124, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, and 4, Cinco Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 62, Page 43, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1418 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection facility
Funeral services
Outdoor sports and recreation
Service station
Theater
Residential treatment

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Exterminating services
Indoor sports and recreation
Pawn shop services
Local utility services
Telecommunication tower 1

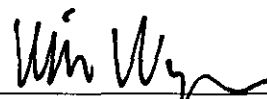
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 30, 2007.

PASSED AND APPROVED

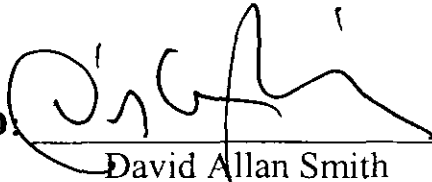
_____, April 19 _____, 2007

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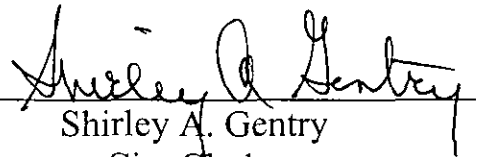
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

